

Town of North Smithfield
Historic District Commission

Minutes of April 25, 2016

A meeting of the North Smithfield Historic District Commission was held on

Monday, April 25, 2016

at 6:30 PM

Heritage Hall, 101 Greene St. Street, Slatersville, RI

Call to order: 6:43

Members Present: Dan Couture, Christian de Rezendes, Jeffrey Harris,
Elizabeth Martin

Members Absent: Jeffrey Fontaine, Keith Nadeau

Others in Attendance: Eric Army (Studio Meja), Mike Fay (Studio Meja), Daniel Baxter (188
Great Road)

Materials Distributed: Agenda, Minutes from March 21, 2016, CofA application for 83 Greene
Street (Kendall Dean School), CofA application for 188 Great Road
(Anson Arnold House)

Approval of Minutes from March 21, 2016

Minutes from March 21, 2016 meeting was unanimously approved.

Applications:

- A. Certificate of Appropriateness: 83 Greene Street (Kendall Dean School), Plat 2 Lot 36,
Slatersville Historic District, Owner: Town Of North Smithfield.

Representatives of the architectural firm hired by the town of North Smithfield, Studio Meja, Eric Army and Mike Fay, presented their proposal for the rehabilitation and restoration of the Kendall Dean School (former school, currently NS school district administration offices). This review is a continuation of the previous Conceptual Review on February 22, 2016. The Commission reviewed the proposed application/ scope of work within the following categories: 1) window refurbishment/ replacement; 2) new entry; 3) HVAC outdoor units; 4) roof replacement, repointing of the brick facade and chimney, repair/ replacement of wood trim, cupola restoration, handrail restoration, and new main entry (north facade) door replacement; 5) five new parking spaces on northeast side and potential landscaping. See below for a breakdown of each category.

Note: For clarity, all motions are shown in italics.

1. Window restoration/ replacement options:

Various options as listed below were investigated. All of these are proposed to match the existing historic window stile, glazing width, muntin profile, etc.

- Aluminum replacements- Recommended for the main building, better performance with action. Not recommended for auditorium windows nor the four stairwell windows as they are oversized. Cost too prohibitive and not needed to operate.

- Restoring the original wood windows- (Combined with storms. See last option). Recommended for the auditorium windows and the four stairwell windows.
- New wood windows.- Not recommended. Too cost prohibitive, cost could add up to an additional \$100,000 over the cost of aluminum window
- Incorporate double-glazing in the existing window sashes (as long as it does not overwhelm the existing muntin profile)- Not recommended due to actual configuration of the window.
- Repair/ restore the existing wood windows, retain the existing glazing, but provide a storm window (exterior vs. interior storm windows).- Not recommended for windows in main building, other than the four stairwell windows, as windows in main building need to be operational. Since the original windows tilt when open the use of either interior or exterior storms is not feasible. Aluminum replacements are the best options for those windows that require operation.
Recommended for the auditorium windows and the four stairwell windows. These windows need not operate so the use of interior storms are feasible. The proportion of these windows make them undesirable candidates for replacement as the cost of replacements would be prohibitive. Since they do not require performance with action, restoration of the original windows with friction fit interior storms is the best option.

Motion A1: *To replace the (42) existing Main gabled building 6-over-6 double-hung window units on the North and South elevations of the main building with Diamond (or equal) aluminum 6-over-6 double-hung window units, including interior screens (as recommended to maintain exterior sightlines and historic integrity), to match as close as possible the existing historic window stile, glazing width, muntin profile, etc. New window unit selection shall be contingent upon review and approval of proposed product submittals, shop drawings, and/ or mock-ups.*

Motion to Approve: Jeff Harris

Seconded: Elizabeth Martin

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

Motion A2: *To repair and restore the (8) existing Auditorium 24-over-12 arch top double-hung window units and the (2) 24-lite arch top fixed window units above the exit doors and add Indow (or equal) two piece upper and lower sash interior storm window units with friction fit installation. Separation of storm sash to coincide with the meeting rail of existing window to maintain uninterrupted sightlines. Lower storm window sash allows ease of removal for possibility of operation of existing double-hung sash. New storm window unit selection shall be contingent upon review and approval of proposed product submittals, shop drawings, and/ or mock-ups.*

Motion to Approve: Elizabeth Martin

Seconded: Dan Couture

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes

Amendment to Motion A2: *In addition to the repair and restoration of the (10) existing Auditorium arch top double-hung window units (as stated above in Motion 2) is to include the repair and restoration of the (4) existing 'double-stacked' 8-over-8 stairwell window units (including the solid panel between each unit) located on the upper level of the east and west facades and add Indow (or equal) interior storm window units with friction fit installation. Also,*

to include the repair and restoration of the (2) existing 4-lite transom windows above the exit doors on the east and west facade. Also, to include the repair and restoration of the (1) existing 18-lite transom window above the main entry door on the north facade. Also, to include the repair and restoration of the (1) existing 21-lite oculus unit centrally located on the pedimented gable on the north facade. All existing windows as mentioned to receive Indow (or equal) interior storm window units. New storm window unit selection shall be contingent upon review and approval of proposed product submittals, shop drawings, and/ or mock-ups.

Motion to Approve: Jeff Harris

Seconded: Dan Couture

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

Motion A3: To repair and restore the (7) existing 3-over-3 double-hung window units (south and east facades) and the (26) existing 3-lite fixed window units at the basement level. Also, to remove the existing metal grilles and replace the existing glazing with tempered or laminated security glazing. Also to add Indow (or equal) interior storm window units with friction fit installation. New storm window unit selection shall be contingent upon review and approval of proposed product submittals, shop drawings, and/ or mock-ups.

Motion to Approve: Jeff Harris

Seconded: Christian de Rezendes

Voted Yes: Jeff Harris

Opposed: Dan Couture, Christian de Rezendes, Elizabeth Martin

Motion fails.

Motion A4: To replace the (7) existing 3-over-3 double-hung window units (south and east facades) and the (26) existing 3-lite fixed window units at the basement level with Diamond (or equal) window units to match as close as possible the existing historic window stile, glazing width, muntin profile, etc. Also, to remove the existing metal grilles and use tempered or laminated security glazing in the new window unit. New window unit selection shall be contingent upon review and approval of proposed product submittals, shop drawings, and/ or mock-ups.

Motion to Approve: Jeff Harris

Seconded: Dan Couture

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

2. New Entry:

The advantages of the canopy entry allows the retention of one original wall and gives an architectural hierarchal orientation to the new entryway as well as provide shelter from inclement weather.

Motion A5: To create a new sheltered entry to the Auditorium section of the building the existing brick faced 'doghouse' entry to the boiler room on the southeast facade will be partially removed with one wall remaining (east wall) and modified to provide as shelter for a new Auditorium main entry. The existing Auditorium window masonry opening adjacent this area (at the northeastern-most portion of the building where the Auditorium meets the main schoolhouse) will be cut and modified to fit a new entry door. A new low slope roof will be added over this space and located so as to maintain clearance from the double-hung window on the south elevation above the new

entry enclosure. The existing brick removed shall be retained for reuse as infill where needed.

Motion to Approve: Elizabeth Martin

Seconded: Dan Couture

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

3. HVAC outdoor units:

Some of the units will be located on the roof of the Auditorium, and some will be located on the first level raised above grade. The first level heat pumps service the basement.

Motion A6: *The RTU (rooftop unit) shall be located on the auditorium roof as proposed on the submitted architectural drawings. The other HVAC units on the Auditorium rooftop shall be repositioned as recommended by the Commission and as revised by the architect on the submitted architectural drawings so as to be unobtrusive in relation to the upper south facade windows and not impeding on sight lines. The location of three of the HVAC units located at grade/first level on the west side shall be installed as recommended by the Commission and revised by the architect on the submitted architectural drawings. The location of one (the northernmost unit) of the two HVAC units located at grade/first level on the east side shall be relocated to the south side and installed as recommended by the Commission and as revised by the architect on the submitted architectural drawings; new/ expanded landscape features as proposed near the new east side parking spaces and new transformer shall provide natural screening of the repositioned south HVAC unit as well as the existing sewer pump cap located on the southeast side adjacent the new Auditorium entry. All proposed grade level HVAC units shall be installed above grade on a pedestal-type system or attached to the building and centrally located between the existing basement windows. The rooftop ventilator shall be located on the southeast gable side as proposed in the submitted architectural drawings and made to blend its appearance with the rooftop.*

Motion to Approve: Jeff Harris

Seconded: Dan Couture

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

4. Miscellaneous exterior:

Roof replacement, brick facade and chimney repair and repointing, repair/ replace of miscellaneous wood trim and cornices, repair/ replace window casings and sills and door frames, cupola restoration, restoration of north facade entry metal stair railings, and new front door replacement.

Motion A7: *Remove existing asphalt shingle roof material on main building and replace with three tab asphalt shingles to mimic the style and color of slate. (Note: roof shingle replacement to be contingent on further investigation of necessity depending on extent of deterioration and quality of existing conditions). Also, repair or replacement of any wood trim and ornamentation including, but not limited to, decorative balusters at Auditorium, cornices, window and door casings, sills and door frames using in-kind materials to match existing conditions. Work to include all scraping and painting as specified. Also, repair and repointing of the chimney and any of the brick facades where required (architects assume approximately 25% of the exterior brick requires repointing.) Also, to request as an Add- alternate to the scope of work that replicas of the (4) urns and the quoins originally adorning the cupola (as seen in historical photographs) be brought back as part of the cupola restoration. Also, repair and restoration of the north entry*

hand railing. Also, to request as an Add- alternate to the scope of work that the main entry door on the north facade facing Greene Street, to be replaced with a new wood door with stylings and detail to match existing as derived from historical photographs (resembling the solid raised three panel door flanked by two sidelights, as shown elevated in the submitted drawings by the architect)

Motion to Approve: Jeff Harris

Seconded: Elizabeth Martin

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

5. New parking spaces and adjacent elements:

Five new parking spaces to accommodate 90 degree parking are recommended at northeast of property extending in from existing driveway so to encourage the use by visitors of the main front entry door facing Greene Street. Parking will not extend beyond the front of the building. After some discussion by the Commission regarding alternative uses to asphalt for these five spaces the architects still recommended paving to match. Additionally it was recommended that landscaping be used to hide the large transformer and sewer cap.

Motion A8: *To add five new parking spaces as proposed in the submitted architectural drawings reconfiguring paving to match. Also, to recommended using natural landscaping as a way to screen the proposed new transformer with security bollards, the existing sewer cap on the southeast side near the proposed new Auditorium entry and the proposed new HVAC unit on the southeast facade as mentioned in Motion 6.*

Motion to Approve: Jeff Harris

Seconded: Dan Couture

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

It was determined that the Alterations/ Remodeling/ Repairs with the changes and contingencies as declared by the Commission would be appropriate and congruous, and upon motions as submitted for each work item, and any addendums, a final approval of the application is granted for a Certificate of Appropriateness as submitted.

B. Certificate Of Appropriateness: 188 Great Road (Anson Arnold House), Plat 6, Lot 32, Union Village Historic District. Owner: Daniel Baxter.

Daniel Baxter, owner of the property was in attendance. Certificate of Appropriateness application has outlined proposed work which includes the following, 1) replacing fir decking with comparable fir decking; 2) repairing/ replacing joists as required; 3) repairing/ replacing posts as needed; 4) repairing/ replacing trim below porch floor level; 5) repairing/ replacing lattice below porch floor; 6) repairing/ replacing column bases; 7) adding 3/4" X 6" wood trim at column base; 8) removing concrete step and replacing it with wood step and extending the step to first column; 9) replacing existing composite railing with wood period style top and bottom rails and square wood balusters; and 9) repairing/ replacing brick support piers which may need to be rebuilt.

Motion B1: *To adhere that all proposed replacements will be in-kind to match existing, excepting the existing composite railing will be replaced with new wood railings and square balusters as specified and submitted with the application. Also, the removal and replacement of*

the existing concrete step with a new wooden step extending from the corner of the house to the first column as submitted and specified with the application. Other miscellaneous work includes the removal and replacement of fence as specified along the east side (facing Great Road) as depicted on submitted drawings; also the replacement of the existing walkway as specified from the existing porch along the east side (facing Great Road).

Motion to Approve: Jeff Harris

Seconded: Dan Couture

Voted Yes: Dan Couture, Christian de Rezendes, Jeff Harris, Elizabeth Martin

Opposed: None; Motion passes.

The Commission approved of the additional work as recommended/ required in-kind repair and replacement. It was determined that the Repairs/ Replacement/ Alterations specified above are appropriate and congruous. Approval for the application as submitted, and a Certificate of Appropriateness was granted.

Old Business

- A. Review/Update: Forestdale Schoolhouse Master Plan (re: joint venture with the N.S. Heritage Association).
 - 1) The Town Council approved the selection of Brewster Thornton Group Architects for the master plan.
 - 2) Brewster Thornton Group Architects has begun the project.
- B. Review Update: Forestdale Schoolhouse Stair Replacement Project.
 - 1) Currently received 2 bids. Heritage Association meeting to decide on how to proceed.
- C. Notice: Forestdale Mill/ Stamina Mill site
 - 1) Town Meeting with EPA, Skeo Solutions & RI DEM, Thursday, May 12, 10-12:30, Scouters Hall.

New Business

- A. Resignation by Mr. Eric Piette.
- B. Review NS HDC Five Year Plan (actions to be considered) was postponed to next meeting.

Subcommittee Reports:

- A. Subcommittee: Union Village Historic District Research Committee

Meeting Adjourned

The meeting was called to a close at 9:36

Motion: Dan Couture

Seconded: Elizabeth Martin

All in favor